



CITY OF DURHAM | NORTH CAROLINA

Date: March 17, 2015

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department

Subject: Twin Lakes Park Site Improvements Contract with D.W. Ward Construction Company, Inc.

Executive Summary

On January 22, 2015 one bid was received for the Twin Lakes Park Site Improvements project. The bid amount was over the available funding. Additional funding was secured and the project was rebid. On March 4, 2015, seven bids were opened for the Twin Lakes Park Site Improvements project. The lowest, responsive, responsible bid was submitted by D.W. Ward Construction Company, Inc. The base scope of work was bid at \$409,740.00 and includes a new prefabricated, fully accessible restroom building, additional parking, improved pedestrian walkways and soccer spectator areas, landscape and drainage improvements, repairs to the soccer fencing and improvements to the existing basketball court.

The General Services Department recommends accepting bid Alternate #1, installation of perimeter asphalt paving around the existing soccer field for \$33,575.00, for a total contract value of \$443,315.00.

Recommendation

The General Services Department recommends that the City Council:

1. Authorize the City Manager to execute a construction contract for the Twin Lakes Park Site Improvements project with D.W. Ward Construction Company, Inc. in the amount of \$443,315.00, which includes the base bid and the recommended alternate.
2. Establish a project contingency in the amount of \$40,000.00 and authorize the City Manager to negotiate and execute change orders on the Twin Lakes Park Site Improvements contract, provided the total project cost does not exceed the amount budgeted for the construction phase plus the project contingency.

Background

Twin Lakes Park is a 74-acre park in east Durham at 435 Chandler Road, which features two small lakes, two picnic shelters, a playground, a soccer field and a basketball court. The soccer field is in high demand and is typically programmed by DPR for multiple venues 364 days a year. The existing restroom building is undersized, has been prone to vandalism over the years and does not meet the current accessibility code.

In January 2013, the City contracted with Stantec Consulting Services, Inc. (Stantec) to perform design services for a new pre-fabricated restroom building, new accessible walkways, additional parking, and improvements to fencing around the soccer field. Stantec had previously provided professional services at Twin Lakes Park and was exempted from the qualifications-based selection procedures in accordance with G.S. 143-64.32. The contract was amended on May 5, 2013, to include design of an improved soccer spectator area, drainage improvements and resurfacing of the existing basketball court. The contract was further amended on November 13, 2013 to include a lighting study, and landscape improvements.

Issues/Analysis

Twin Lakes Park is a heavily used facility. Replacing the existing, non-ADA compliant restroom with a larger, fully accessible restroom building that is vandal resistant will be a much needed improvement. In addition, the new restroom facility will be able to stay open throughout the winter unlike the existing facility, which has to be winterized and closed during the winter months. The site improvements – new accessible pedestrian walks connecting the soccer and basketball areas to the restroom and picnic area, additional parking, improvements to the soccer spectator area and improvements to the basketball court - will address many current deficiencies and improve pedestrian connectivity within the park.

Construction is expected to begin by early May 2015 and the project is expected to be complete by November of 2015. The park will be closed during construction.

The Twin Lakes Park Site Improvements construction project bid on March 4, 2015 and the bid results are as follows:

Company	Base Bid	Base + All Alternates
D.W. Ward Construction Company, Inc.	\$ 409,740.00	\$ 443,315.00
Callis Contractors, Inc.	\$ 435,995.51	\$ 472,675.51
McQueen Construction, Inc.	\$ 438,000.00	\$ 476,000.00
Hollins Construction Services, Inc.	\$ 454,905.00	\$ 494,159.00
S&S Building and Development, LLC	\$ 495,235.00	\$ 542,335.00
ValleyCrest Landscape Development, Inc.	\$ 583,277.00	\$ 642,980.00
Lanier Construction Company, Inc.	\$ 637,000.00	\$ 690,579.00

Alternatives

An alternative is to not proceed with the project. Staff recommends against this alternative as funding is in place for the project and postponement of the improvements will result in continued site degradation with the heavy use in the soccer area. In addition, the non-

compliant and deficient restroom building will continue to pose problems since it is insufficient in size and is often out of service due to vandalism and during the winter months, when the building has to be winterized.

Financial Impacts

Project Funding Sources

Project Funding: CH131, CH132, CH215, CH510, CH198

2005 GO Bonds	3000H109/3000H901	\$352,140.00
CIP Revenue	3000H000	\$185,702.00
Total appropriated funds		\$537,842.00

Funding Uses Summary:

Design Services	3000H109-725000-CH132	\$40,430.00
Other Owner's Expenses	3000H109-725000-CH132	\$11,564.00
	3000H109-720110-CH131	\$2,533.00
Subtotal		\$54,527.00
Construction Budget	3000H109-731000-CH131	\$194,075.00
	3000H109-731000-CH132	\$103,538.00
	3000H000-731000-CH215	\$75,000.00
	3000H000-731000-CH198	\$70,702.00
Subtotal		\$443,315.00
Construction Contingency	3000H000-731900-CH510	\$40,000.00
Total Project Budget		\$537,842.00

Note: Other Owner Expenses includes construction materials testing, printing, etc.

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by D.W. Ward Construction Company, Inc., Durham, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are 13% MSDBE and 4% WSDBE. It was determined that D.W. Ward Construction Company, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

D.W. Ward Construction Company, Inc. will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Johnson Electrical Services	MSDBE	Franklinton, NC	\$1,232	.3%

The MSDBE and WSDBE goals were not met but D.W. Ward Construction Company, Inc. demonstrated a good faith effort in trying to obtain them.

WORKFORCE STATISTICS

The workforce statistics for D.W. Ward Construction Company, Inc. are as follows:

Total Workforce	8	
Total Females	2	25%
Total Males	6	75%
Black Males	0	0%
White Males	6	75%
Other Males	0	0%
Black Females	0	0%
White Females	2	25%
Other Females	0	0%